



## **Arlington Zoning Board of Appeals**

**Date:** Tuesday, June 25, 2024  
**Time:** 7:30 PM  
**Location:** Conducted by Remote Participation  
**Additional Details:**

### **Agenda Items**

#### **Administrative Items**

1. **Conducted By Remote Participation**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: [Massachusetts Open Meeting Law](#)

For additional information on Arlington's Zoning Board please visit their [website](#). Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's [Agendas and Minutes](#) page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us) 48 hours prior to the start of the meeting.

#### **Hearings**

2. **Docket #3787 84 Hillside Avenue (continuance)**
3. **Docket #3796 49 Valentine Road (continuance)**

#### **Meeting Adjourn**



## **Town of Arlington, Massachusetts**

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### **Conducted By Remote Participation**

#### **Summary:**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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## Town of Arlington, Massachusetts

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### Docket #3787 84 Hillside Avenue (continuance)

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3787_84_Hillside_Avenue_Legal_ad.pdf	#3787 84 Hillside Avenue Legal ad
▢ Reference Material	#3787_84_Hillside_Avenue_application.pdf	#3787 84 Hillside Avenue Application
▢ Reference Material	#3787_84_Hillside_Plot_Plan.pdf	#3787 84 Hillside Plot Plan
▢ Reference Material	#3787_84_Hillside_Photos.pdf	#3787 84 Hillside Photos
▢ Reference Material	82-84_Hillside_Driveway_ISD_Photos_-_2023.12.12.pdf	82-84 Hillside Driveway ISD Photos - 2023.12.12



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Mei Cheng and Alan Ching** of Arlington, MA. on March 26, 2024, a petition seeking to alter their property located at **84 Hillside Avenue - Block Plan 167.0-0004-0013.0**. Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 30, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**  
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3787**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



## SP-24-5

Special Use Permit  
Application (ZBA)

Status: Active

Submitted On: 2/21/2024

### Primary Location

84 HILLSIDE AVE  
Arlington, MA 02476

### Owner


CHENG MEI KING; CHING  
ALAN  
Hillside Ave 84 ARLINGTON,  
MA 02476

### Applicant

 AI Patterson  
 603-300-2323  
a.e.p.constructionnh@gmail.com  
 548 Lafayette Rd  
Hampton , New  
Hampshire 03842

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## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\* 

The property is on hillside.

**Explain why the requested use is essential or desirable to the public convenience or welfare.\***

It is Safty for the elderly to get access to there home, it will help keep cars from parking in front of other nabors home during street parking

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

It will help keep cars off street from parking open the road up for more safe visible driving, we will maintain/improve any abutting sidewalk for pedestrian safe walking.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

The water is draining back into the hillside property & I believe we are help releveing some of the town water.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

The driveway is less then 20 feet

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

It is simply parking spot for elderly tenants.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

It is a small clean neat driveway for Safty of the elderly, it will help improve property value. It will help open up street parking and make easy ire for street sweeping.

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## Dimensional and Parking Information

**Present Use/Occupancy \***

Multi

**Proposed Use/Occupancy \***

Multi

**Existing Number of Dwelling Units\***

3

**Proposed Number of Dwelling Units\***

3

Existing Gross Floor Area (Sq. Ft.)\*

4000

Proposed Gross Floor Area (Sq. Ft.)\*

4000

Existing Lot Size (Sq. Ft.)\*

11000

Proposed Lot Size (Sq. Ft.)\* 

11000

Minimum Lot Size required by Zoning\*

4000

Existing Frontage (ft.)\*

100

Proposed Frontage (ft.)\*

110

Minimum Frontage required by Zoning\*

50

Existing Floor Area Ratio\*

0

Proposed Floor Area Ratio\*

0

Max. Floor Area Ratio required by Zoning\*

0

Existing Lot Coverage (%)\*

21

Proposed Lot Coverage (%)\*

3

Max. Lot Coverage required by Zoning\*

80

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

11000

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

11000

Minimum Lot Area per Dwelling Unit required by Zoning\*

11000

Existing Front Yard Depth (ft.)\*

100

Proposed Front Yard Depth (ft.)\*

100

Minimum Front Yard Depth required by Zoning\*

0

Existing Left Side Yard Depth (ft.)\*

110

Proposed Left Side Yard Depth (ft.)\*

110

Minimum Left Side Yard Depth required by Zoning\*

0

Existing Right Side Yard Depth (ft.)\*

100

Proposed Right Side Yard Depth (ft.)\*

100

Minimum Right Side Yard Depth required by Zoning\*

0

Existing Rear Yard Depth (ft.)\*

110

Proposed Rear Yard Depth (ft.)\*

110

Minimum Rear Yard Depth required by Zoning\*

0

Existing Height (stories)

0

Proposed Height (stories)\*

0

Maximum Height (stories) required by Zoning\*

0

Existing Height (ft.)\*

0

Proposed Height (ft.)\*

0

Maximum Height (ft.) required by Zoning\*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

20

Proposed Landscaped Open Space (Sq. Ft.)\*

20



Existing Landscaped Open Space (% of GFA)\*

20

Proposed Landscaped Open Space (% of GFA)\*

20

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

0

Existing Usable Open Space (Sq. Ft.)\*

0

Proposed Usable Open Space (Sq. Ft.)\*

0

Existing Usable Open Space (% of GFA)\*

0

Proposed Usable Open Space (% of GFA)\*

0

Minimum Usable Open Space required by Zoning\*

0

Existing Number of Parking Spaces\*

2

Proposed Number of Parking Spaces\*

2

Minimum Number of Parking Spaces required by  
Zoning\*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks \*

0

Minimum Parking Area Setbacks required by  
Zoning\*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by  
Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

0

Proposed Slope of proposed roof(s) (in. per ft.)\*

0

Minimum Slope of Proposed Roof(s) required by Zoning\*

0

Existing type of construction\*

Pavement

Proposed type of construction\*

20 foot Driveway

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## Open Space Information

Existing Total Lot Area\*

11000

Proposed Total Lot Area\*

11000

Existing Open Space, Usable\*

20

Proposed Open Space, Usable\*

20

Existing Open Space, Landscaped\*

20

Proposed Open Space, Landscaped\*

20

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## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

20

Accessory Building, Proposed Gross Floor Area

20

Basement or Cellar, Existing Gross Floor Area 

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1000

New Field

—

1st Floor, Proposed Gross Floor Area

1000

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

3rd Floor, Existing Gross Floor Area

500

3rd Floor, Proposed Gross Floor Area

500

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,  
Existing Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2520



Total Proposed Gross Floor Area

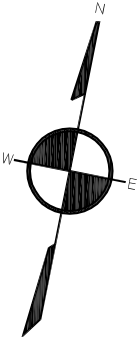
2520



PLAN OF LAND

LOCATED AT  
82-84 HILLSIDE AVENUE  
ARLINGTON, MA

SCALE: 1 INCH = 20 FEET



REFERENCES

DEED: BOOK 80674, PAGE 538  
PLANS: 21-2; 4861-END; 239-12

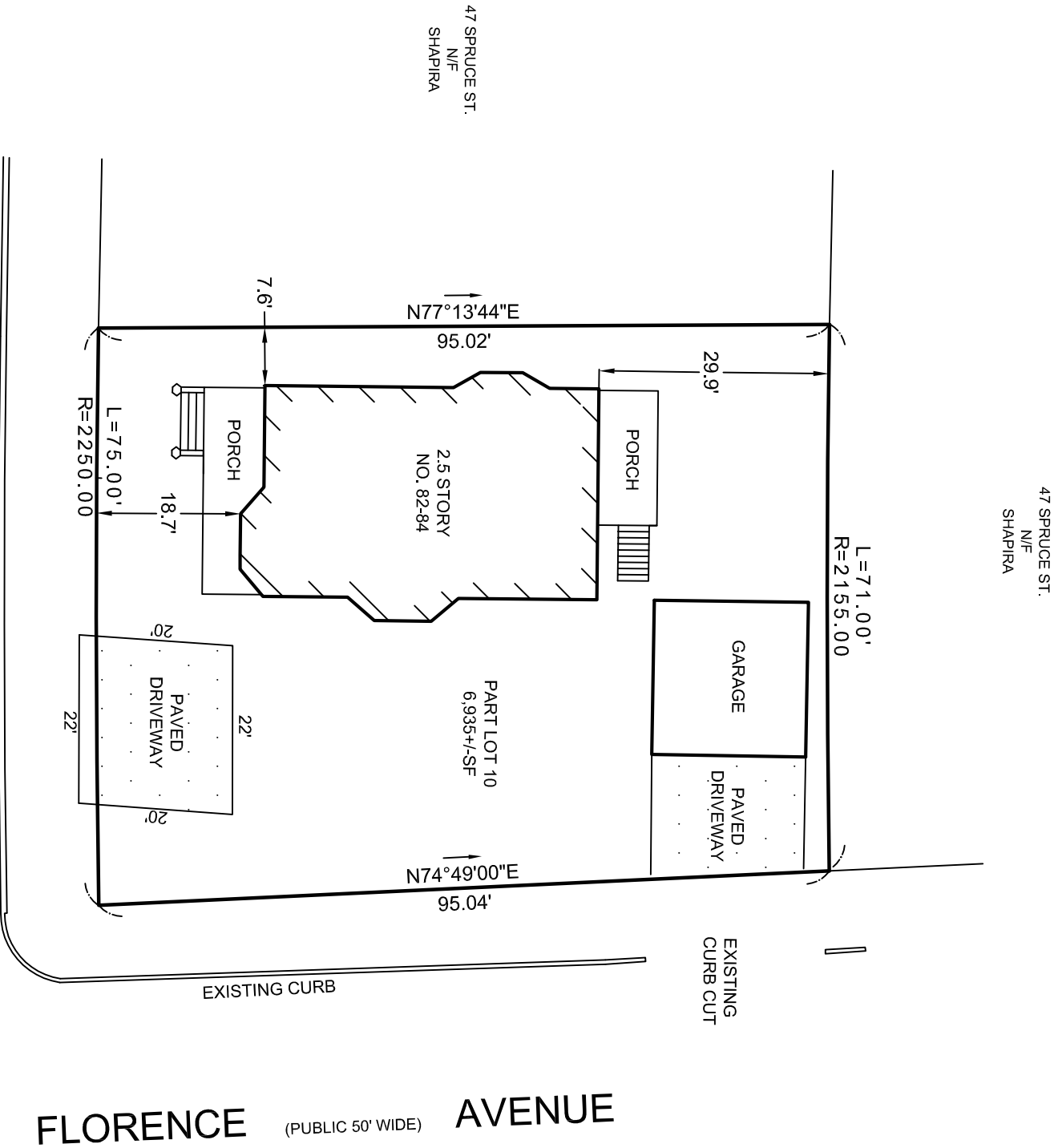
NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN MARCH OF 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: MARCH 27, 2024



MASSACHUSETTS  
SURVEY  
CONSULTANTS, LLC

14 SUMNER STREET  
GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM



**84 Hillside Ave**  
Arlington Heights, Arlington



**84 Hillside Ave**  
Arlington Heights, Arlington 13 of 27



**82-84 Hillside Avenue – Second Driveway Installation December 2023**

**December 2022 Street View**





December 2023 Street View Following Installation of Second Driveway





Original Driveway Street View December 2022







## Town of Arlington, Massachusetts

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### Docket #3796 49 Valentine Road (continuance)

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	#3796_49_Valentine_Road_Legal_ad.pdf	#3796 49 Valentine Road Legal ad
Reference Material	#3796_49_Valentine_Road_Application.pdf	#3796 49 Valentine Road Application
Reference Material	#3796_49_Valentine_Road_plot_plan_driveway_proposal.pdf	#3796 49 Valentine Road plot plan driveway proposal



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Brian and Elizabeth Crowley of Arlington, MA. on April 9, 2024, a petition seeking to alter their property located at **49 Valentine Road - Block Plan 178.0-0002-0007.B**. Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on May 14, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**  
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3796**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



## SP-24-11

Special Use Permit  
Application (ZBA)

Status: Active

Submitted On: 4/9/2024




### Primary Location

49 VALENTINE RD  
Arlington, MA 02476

### Owner


Elizabeth Crowley  
Valentine Road 49 Arlington,  
MA 02476

### Applicant

 Elizabeth Crowley  
 617-797-8659  
elizabethcrowley36@gmail.com  
 49 Valentine Road  
Arlington, MA 02476

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## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\* 

Special Permit Condition 3.3.4. F. "Regulation of number and location of driveways, or other traffic features"

**Explain why the requested use is essential or desirable to the public convenience or welfare.\***

The additional driveway will allow for less on-street parking

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

The additional driveway will remove cars, or potential thereof, on the street thereby improving traffic and pedestrian safety.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

Our house is already surrounded by a French drain and there are 2 sump pumps present that are mitigated by drywell on the property. Additionally there will be plantings including shrubs and a tree placed.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

In review of the pursuant sections of the Bylaws, there does not appear to be applicable special regulations for use of the driveway. This will only be used as a driveway with space for a maximum of 2 cars.

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

The addition of the driveway should not have any significant adverse effect on the district. The neighborhood, as with essentially all neighborhoods in the town, is accustomed to driveway usage as part of normal daily activity and as necessary for typical comings and goings from one's residence. As it pertains to health and welfare, if anything it should improve these conditions as it will reduce the amount of on-street parking thus freeing the road to traffic and pedestrians.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

The driveway will only be used for residential parking for the main property owners and guests/childcare providers. As far as can be anticipated, there is no risk of overuse of this driveway as it is located on private property and has space for a maximum of 2 cars. Additionally, we currently have a single driveway where our two main vehicles must park in tandem. As such, if one needs to leave the premises and the other car is in the way, it causes the need to move said car out of and back into the driveway. This creates the potential for disruption and additional fuel emissions.

## Dimensional and Parking Information

### Present Use/Occupancy \*

Residence (R1) single family

### Proposed Use/Occupancy \*

No change

### Existing Number of Dwelling Units\*

1

### Proposed Number of Dwelling Units\*

1

### Existing Gross Floor Area (Sq. Ft.)\*

2825

### Proposed Gross Floor Area (Sq. Ft.)\*

2825

### Existing Lot Size (Sq. Ft.)\*

6100

### Proposed Lot Size (Sq. Ft.)\* ?

6100

### Minimum Lot Size required by Zoning\*

6000

### Existing Frontage (ft.)\*

61

### Proposed Frontage (ft.)\*

61

### Minimum Frontage required by Zoning\*

60

### Existing Floor Area Ratio\*

0.46

### Proposed Floor Area Ratio\*

0.46

### Max. Floor Area Ratio required by Zoning\*

0

### Existing Lot Coverage (%)\*

22

### Proposed Lot Coverage (%)\*

22

### Max. Lot Coverage required by Zoning\*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

0

Minimum Lot Area per Dwelling Unit required by Zoning\*

0

Existing Front Yard Depth (ft.)\*

25.4

Proposed Front Yard Depth (ft.)\*

25.4

Minimum Front Yard Depth required by Zoning\*

24

Existing Left Side Yard Depth (ft.)\*

7.1

Proposed Left Side Yard Depth (ft.)\*

7.1

Minimum Left Side Yard Depth required by Zoning\*

10

Existing Right Side Yard Depth (ft.)\*

17.5

Proposed Right Side Yard Depth (ft.)\*

17.5

Minimum Right Side Yard Depth required by Zoning\*

10

Existing Rear Yard Depth (ft.)\*

32.4

Proposed Rear Yard Depth (ft.)\*

32.4

Minimum Rear Yard Depth required by Zoning\*

20

Existing Height (stories)

2

Proposed Height (stories)\*

2

Maximum Height (stories) required by Zoning\*

2.5

Existing Height (ft.)\*

23

Proposed Height (ft.)\*

23

Maximum Height (ft.) required by Zoning\*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

4084

Proposed Landscaped Open Space (Sq. Ft.)\*

3834

Existing Landscaped Open Space (% of GFA)\*

70

Proposed Landscaped Open Space (% of GFA)\*

68

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

10

Existing Usable Open Space (Sq. Ft.)\*

4084

Proposed Usable Open Space (Sq. Ft.)\*

3834

Existing Usable Open Space (% of GFA)\*

70

Proposed Usable Open Space (% of GFA)\*

68

Minimum Usable Open Space required by Zoning\*

30

Existing Number of Parking Spaces\*

2

Proposed Number of Parking Spaces\*

4

Minimum Number of Parking Spaces required by  
Zoning\*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks \*

0

Minimum Parking Area Setbacks required by Zoning\*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

0

Proposed Slope of proposed roof(s) (in. per ft.)\*

0

Minimum Slope of Proposed Roof(s) required by Zoning\*

0

Existing type of construction\*

N/A

Proposed type of construction\*

N/A

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## Open Space Information

Existing Total Lot Area\*

6100

Proposed Total Lot Area\*

6100

Existing Open Space, Usable\*

4084

Proposed Open Space, Usable\*

3834

Existing Open Space, Landscaped\*

4084

Proposed Open Space, Landscaped\*

3834



## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

585

Basement or Cellar, Proposed Gross Floor Area

585

1st Floor, Existing Gross Floor Area

1262

New Field

0

1st Floor, Proposed Gross Floor Area

1262

2nd Floor, Existing Gross Floor Area

978

2nd Floor, Proposed Gross Floor Area

978

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,  
Existing Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2825



Total Proposed Gross Floor Area

2825



11615 COUNTY LAYOUT OF APPLETON STREET

KELLY ANN O'CONNOR &  
ELIZABETH M. O'CONNOR  
DEED BOOK 22935, PAGE 44  
PLAN BOOK 265, PLAN 23

MORRISON FAMILY  
REALTY TRUST  
DEED BOOK 56187, PAGE 544  
PLAN BOOK 265, PLAN 23

BRIAN L. FAULL & KAREN T. WACHS  
DEED BOOK 63888, PAGE 88  
PLAN NO. 309 OF 1949

MATTHEW THOMAS &  
JESSICA ANN PELLETIER  
DEED BOOK 76057, PAGE 226  
PLAN BOOK 286, PLAN 49

**ASSESSORS:**

MAP 178, BLOCK 2, LOT 7.B

**ZONING:**

RESIDENCE 1 ZONE DISTRICT (R1)

**REFERENCES:**

DEED BOOK 63516, PAGE 579  
PLAN NO. 309 OF 1949

**RECORD OWNER:**

BRIAN AND ELIZABETH CROWLEY

**NOTES:**

1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.

2) LOT D AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0412E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

3) THE LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

4) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES ON NOVEMBER 23, 2021.

5) EXISTING LOT COVERAGE BY BUILDINGS IS 873±SF (14%). PROPOSED LOT COVERAGE BY BUILDINGS IS 1328±SF (22%).

6) EXISTING BUILDING HEIGHT ABOVE AVERAGE FINISHED GRADE IS 23.3'. PROPOSED HEIGHT OF ADDITION NOT TO EXCEED EXISTING BUILDING HEIGHT.

VALENTINE (50' WIDE) ROAD

**LEGEND**

---	102	---	SURFACE CONTOUR
---	---	---	EDGE OF PAVEMENT
---	86.75	---	CURB WITH TOP AND BOTTOM CURB ELEVATION
---	86.25	---	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES
UP 709/7	---	---	SPOT ELEVATION
---	100.7	---	PROMINENT DECIDUOUS TREE WITH SIZE
---	24"DEC	---	LIGHT POLE
---	---	---	GAS VALVE
---	---	---	ELECTRIC METER
---	VBC	---	VERTICAL BITUMINOUS CURB
---	AC	---	AIR CONDITIONER

**ELEVATION BENCH MARKS**

DATUM: ASSUMED (SEE NOTE 1)

NO.	DESCRIPTION	ELEV.
1	UTILITY POLE 709/7 - CUT SPIKE SET 1' RG	100.73'
2	30" DEC TREE - CUT SPIKE SET 1' RG	104.22'



PROFESSIONAL LAND SURVEYOR

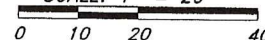
**PLOT PLAN**  
OF LAND

49 VALENTINE ROAD, ARLINGTON, MASS.  
PREPARED FOR: ELIZABETH CROWLEY

**HANCOCK**

Survey Associates, Inc.  
34 CHELMSFORD ST, CHELMSFORD, MA 01824  
VOICE (978) 244-0110, FAX (978) 244-1133

SCALE: 1" = 20'



CHK. BY:  
GGG

DATE:  
6/23/22

JOB NO.  
25617

X:\25617-Crowley-Arlington\Survey\DWG\25617pp.dwg Jun 23, 2022 - 4:32 pm